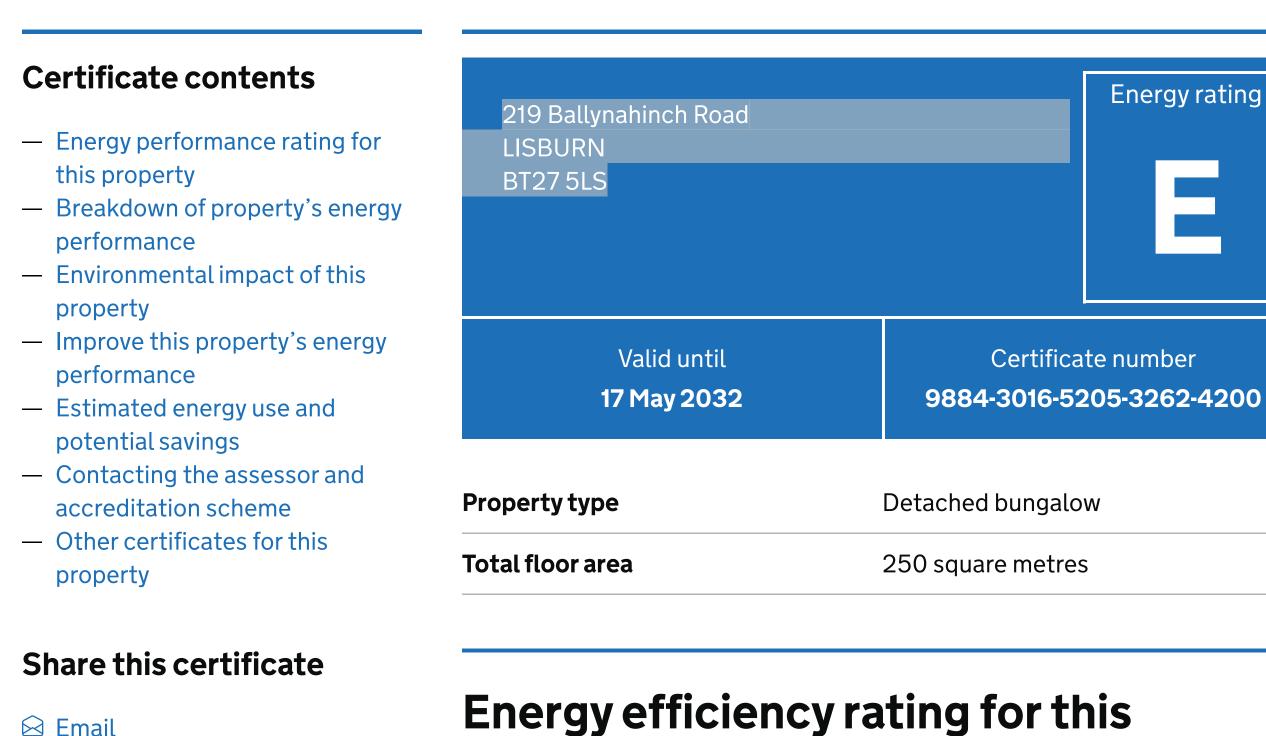
Energy performance certificate (EPC)



property

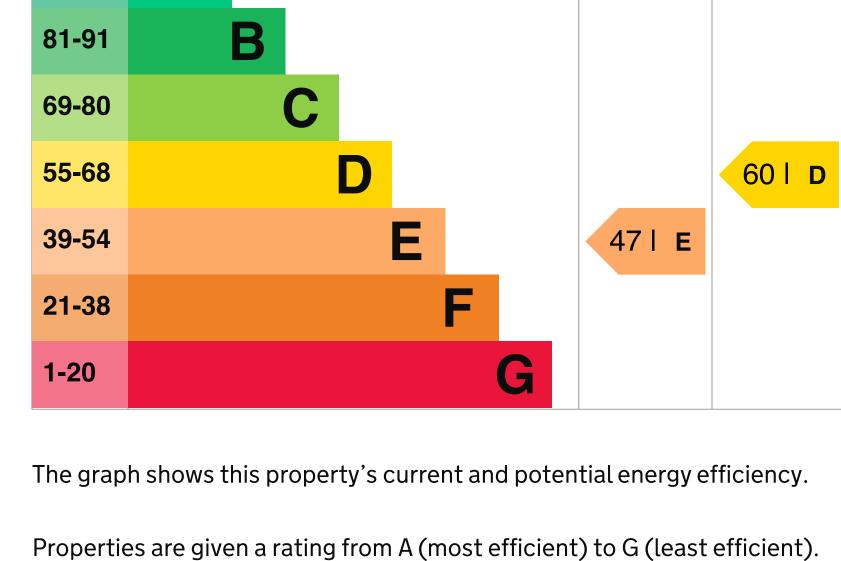
➡ Print

Copy link to clipboard

This property's current energy rating is E. It has the potential to be D. See how to improve this property's energy performance.

Score | Energy rating **Potential** Current

92+



Properties are also given a score. The higher the number the lower your fuel

bills are likely to be.

For properties in Northern Ireland: • the average energy rating is D • the average energy score is 60

performance

Breakdown of property's energy

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working. Each feature is assessed as one of the following:

• very good (most efficient) good

average poor

Description

- very poor (least efficient)
- When the description says "assumed", it means that the feature could not be

Feature

- inspected and an assumption has been made based on the property's age and type.

Wall Cavity wall, filled cavity Average Pitched, insulated (assumed) Roof Average

Rating

Roof	Roof room(s), insulated	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Poor
Main heating control	Programmer, TRVs and bypass	Average
Hot water	From main system	Poor
Lighting	Low energy lighting in 52% of fixed outlets	Good
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, electric	N/A
Primary energy use		
The primary energy use for this property per year is 221 kilowatt hours per square metre (kWh/m2).		

An average household

This property's potential

production

save money.

to be E.

What is primary energy use?

Environmental impact of this property

This property's current environmental impact rating is E. It has the potential

Properties are rated in a scale from A to G based on how much carbon dioxide (CO2) they produce.

Properties with an A rating produce less CO2 than G rated properties.

produces 14.0 tonnes of CO2 This property produces

By making the <u>recommended changes</u>, you could reduce this property's CO2 emissions by 4.0 tonnes per year. This will help to protect the environment. Environmental impact ratings are based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

Improve this property's energy performance

(60). Do I need to follow these steps in order?

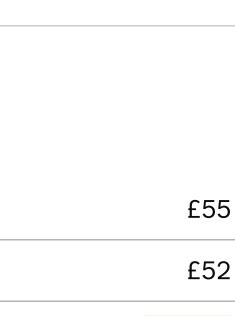
By following our step by step recommendations you

Carrying out these changes in order will improve the

property's energy rating and score from E (47) to D

could reduce this property's energy use and potentially

Step 1: Low energy lighting Low energy lighting



48 | E

£349

60 D

£4,000 - £6,000

£3,500 - £5,500

£15,000 - £25,000

£333

£695

£530

79 | C

70 | C

£166

64 | D

Potential energy

rating

6 tonnes of CO2

10.0 tonnes of CO2

step 1 **Step 2: Heating controls (room thermostat)**

Heating controls (room thermostat)

Potential rating after completing

Typical installation cost

Typical yearly saving

Typical yearly saving

steps1to3

Potential rating after completing

Typical installation cost £350 - £450 Typical yearly saving £127 Potential rating after completing 51 | E

steps 1 and 2 **Step 3: Replace boiler with new condensing boiler** Condensing boiler Typical installation cost £2,200 - £3,000

Step 4: Floor insulation (solid floor) Floor insulation (solid floor)

Potential rating after completing steps 1 to 4

Typical installation cost

Typical yearly saving

Step 5: Solar water heating Solar water heating Typical installation cost £4,000 - £6,000 Typical yearly saving £41 Potential rating after completing 65 | D steps 1 to 5 Step 6: Solar photovoltaic panels, 2.5 kWp Solar photovoltaic panels

Wind turbine Typical installation cost

Paying for energy improvements

is used by the people living at the property.

Find energy grants and ways to save energy in your home.

Typical yearly saving Potential rating after completing steps 1 to 7

this property

Potential saving

Step 7: Wind turbine

Typical installation cost

Potential rating after completing

Typical yearly saving

steps1to6

Estimated energy use and potential savings Estimated yearly energy cost for £2348

each recommended step in order. Heating use in this property

Heating a property usually makes up the majority of energy costs.

The assessor did not find any opportunities to save energy by installing

Potential energy savings by installing insulation

you can complain to the assessor directly.

insulation in this property.

Assessor's name

Accreditation scheme

Telephone

The potential saving shows how much money you could save if you complete

The estimated cost shows how much the average household would spend in

this property for heating, lighting and hot water. It is not based on how energy

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor. If you are unhappy about your property's energy assessment or certificate,

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Andrew McCallin

02890 430911

Elmhurst Energy Systems Ltd

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments. **Assessor contact details**

Email andrew.mccallin@aol.co.uk **Accreditation scheme contact details**

EES/005216 **Assessor ID Telephone** 01455 883 250 enquiries@elmhurstenergy.co.uk **Email**

Assessment details Assessor's declaration No related party

18 May 2022 **Date of assessment Date of certificate** 18 May 2022 RdSAP Type of assessment

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at <u>dluhc.digital-services@levellingup.gov.uk</u> or call our helpdesk on 020 3829 0748. There are no related certificates for this property.